



TOWN OF AMENIA

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**PLANNING BOARD MEETING
WEDNESDAY, SEPTEMBER 11, 2019 7 P.M.
2nd FLOOR MEETING ROOM**

REGULAR MEETING: 1. MAPLEBROOK SCHOOL – YURT- Revision and approval

2. WESTERLY RIDGE - Lot #9 - Revisions

3. SL KEANE STUD - barns

4. BEL-AIRE FARMS – GUEST HOUSE – Revisions

5. SILO RIDGE – GOLF COURSE BOND

**OTHER MATTERS: Training Course Dave Everett & Rob Stout ???
Minutes – August 14, 2019**



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PLANNING BOARD MEETING WEDNESDAY, SEPTEMBER 11, 2019

PRESENT: Robert Boyles
Tony Robustelli
Matthew Deister
Walter Brett
Erich McEnroe

ABSENT: John Stefanopoulos
Peter Clair

CONSULTANTS: John Andrews, Town Engineer
Genevieve Trigg, Whiteman, Osterman & Hanna

ALSO PRESENT: Aaron Howard, Peter Deister, Rich Howard – Fire District
Amy B., Juan T., Mike D from Silo & Stoneleaf
Peter Sander – Rennia Engineering for Bel-Aire Farms
Kenneth Hale – Maplebrook School
George Bistransin

The meeting was called to order at 7:00 pm by the Chairman Robert Boyles, Jr. . The Pledge of Allegiance was recited and the exits were announced in case of emergency. A moment of silence was recognized as we remembered 9/11 from 2001 and all of the lives lost that day.

The first agenda item was the revisions for the **Maplebrook School Yurt accessory structure application**. Ken Hale was present at the meeting and stated that the engineer, Brian Watts from M.A. Day Engineering had submitted the final items needed in Mr. Andrews' comments and that the Dutchess County Department of planning & Development had sent their referral back to be considered a "matter of local concern" for approval. With there being no other items outstanding, the approval **Resolution #16 - Resolution Granting Site Plan Approval for the Yurt at the Maplebrook School** was read aloud and voted upon as follows:

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Robert Boyles, Chairman	X			
Peter Clair				X
Walter Brett	X			
John Stefanopoulos				X
Anthony Robustelli	X			
Matthew Deister	X			
Erich McEnroe	X			

Votes casted were in unanimous favor of the Approval Resolution.

The next item on the agenda was the **Westerly Ridge lot #9 – Revisions**. Rebecca Valk from Cuddy & Feder spoke of the changes that were made and submitted since the last comments from the consultants as well as comments from George Janes with visual aspects and points of concern. A few items were still of concern i.e., a source of water in case of fire, approval (in writing) from D.C. Dept of Health regarding the well & septic, a color choice for the home for the Building Inspector to enforce...and any resolution to state on plat what the conditions for approval are.

A resolution was prepared by the attorney's office for approval. **Resolution #17 – Resolution Granting Site Approval for a Residence at 108 Westerly Ridge Drive** was read aloud and motion was made and seconded by Matt Deister and Walter Brett and voted upon and approved as follows:

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Robert Boyles, Chairman	X			
Anthony Robustelli	X			
Peter Clair				X
Matthew Deister	X			
Erich McEnroe	X			
Walter Brett	X			
John Stefanopoulos				X

The third item on the agenda was the **SL-Keane Stud – Barns application submission**. Juan Torres quickly summarized what the application was for and that in entailed renovations to one barn and new construction of two more and that he was informed by his attorney that he did not need a site plan approval for any of this but in "good faith" he went ahead and did the submission. The AML (Ags & Market Law) states that any new barn or agricultural dwelling on agricultural land does need a building permit but not a site plan approval. Our attorney says that the submission will require a minor site plan review because the riding arena will be for public use which has public safety concerns. There is a NOI from the NYSDEC at this location (attachment was supplied after submission), The location will be a Boarding facility and a commercial riding area for horses. Boarding horses for a fee will be open to the public as well. The main barn will be

downsized from 24 stalls to 20. The renovation of one barn will include a new roof and stalls with the former breeding area becoming the washing area. All heights of the barns will be approximately the same so that they will align evenly. All members of the Board present say that these plans are acceptable as presented. John Andrews prefers to have a SWPPP report. This should show runoff along the edge of Depot Hill Rd. Per Silo's engineer for the project, all areas of paving have been taken care of. John would also like to be provided with the water supply and wastewater information for the location as well as parking, traffic and approval from the Health Department as it will be used by the public and are all issues of the site when up and running.

Town attorney states that a minor site plan review will be needed w/comment memo and the water supply and wastewater info will be mentioned as conditions in the resolution. Ag & Markets may have to step in to complete the project to their satisfaction. Juan stated that "he will not be wasting time with noting and writing every little detail on this plan because it is not required under the AML".

John Andrews made it clear to him that certain things still have to be done although a full site plan review does not need to take place.

The fourth item on the agenda was the **Bel-Aire Farms – guest house application**. Peter Sander from Rennia Engineering provided some insight on the most recent revisions to the application as well as discussed some of John Andrews' concerns. John needs to still see septic records and locations. He also has questions about the basement which is not shown on the site plan. The plan will be considered a minor project and will not be subject to a Public Hearing even though the number of proposed bedrooms is 8 which exceeds the number for minor project. Different notes should be added for the erosion and sediment control info. Why are there staircases in the plan when it is a proposed 1-story house? Will there be any screening between property and neighbors or roads? The proposed house will not be visible from Bangall Amenia Rd or Route 44. The Site Plan should have a note on it saying "access to home is from gate on driveway for Fire Department) Knock Box with a key to open gate. Copies to the Board are needed ASAP from DCDOH. Per our attorney, a resolution will be drawn up for approval of the application for the next meeting on September 25, 2019,

Item #5 on the agenda was the **Silo Ridge – Golf Course Bond Reduction**. Mr. Dignacco explained that John Andrews and he did a walk through of all of the golf course and maintenance items on the list to be done. All "As-builts" and necessary paperwork to be filed will be completed before the board votes on the Bond, which all need to be to John Andrews' satisfaction. Once that is done, John will then write a letter to The Town Board to recommend the Bond reduction at that time. This will take a little time because golf season is just ending. Updates will follow.

Items listed in Other Matters were: 1. R & R Concrete – update J. Andrews. John's email to Rich Rennia and M. Segelken says they need to revise their Site

Plan as to updates listed and done on site which were changes from the approved site plan. Peter Sander will follow up after John Andrews puts together a list as of their site visit findings. Several Board members spoke of why Mike has not "Red-tagged" this project as the business is operating without a C.O. 2. Tower Hill, 2014, LLC-MacTaggart update from J. Andrews. John and Rich Rennia along with Mike Segelken and Megan Chamberlain met at the property for a Site Visit on September 4th and came up with a list of conditions that require completion prior to a CO for the house. The list was provided to Rich Rennia for him to complete. The access driveway for the barns will now be the main driveway...there will not be a different driveway and that needs to be indicated on the plan as well as other things. There have been no issues with poor draining this spring and summer washing out Tower Hill Rd. All information needed via John's memo from the site visit is needed before CO is issued. 3. Course Offered by Dave's Office for Training hours – Judy will come up with how many hrs are needed by all and see if one is necessary before scheduling. A motion was made and carried by E. McEnroe and seconded by W. Brett to approve the minutes of the August 14, 2019 Planning Board Meeting.

Chairman Boyles announced that we would enter into executive session for the reason of litigation.

The next meeting was scheduled for Wednesday, September 25, 2019.

A motion was made and carried by T. Robustelli and seconded by E. McEnroe to adjourn the meeting at 8:10 pm.

Respectfully Submitted,



Judith Westfall

Planning Board Secretary

The foregoing minutes are taken from meeting of the Planning Board held on September 11, 2019 and are not to be construed as the official minutes until approved.

 Approved as read

 Approved with: additions, corrections and deletions